

FIRST CYCLE 2003
GENERAL PLAN AMENDMENTS
ORDINANCE NO. _____

AN ORDINANCE OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AMENDING THE SAN BERNARDINO COUNTY CODE BY THE AMENDMENT OF THE OFFICIAL MAPS OF THE OFFICIAL LAND USE PLAN.

The Board of Supervisors of the County of San Bernardino, State of California, ordains as follows:

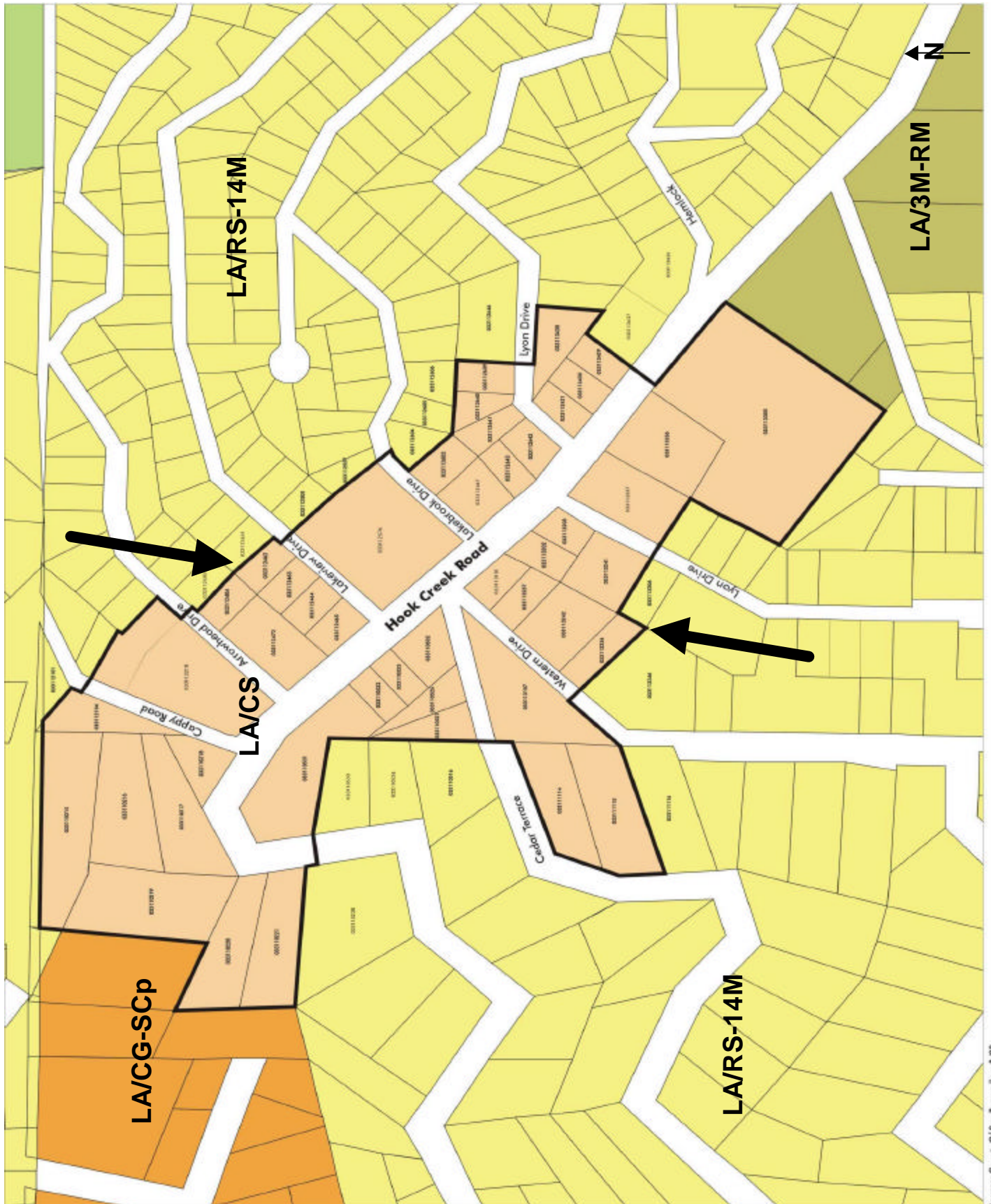
SECTION 1. Public hearings have been held before the Planning Commission and Board of Supervisors of the County of San Bernardino, State of California, pursuant to the Planning and Zoning Law of the State of California and the County Code of the County of San Bernardino.

SECTION 2.

The General Plan Official Land Use District Maps are amended as shown on the attached map marked "OLUD MAP FH15A," from LA/CN (Lake Arrowhead/Neighborhood Commercial) and LA/RS-14M (Lake Arrowhead/Single Residential-14,000 square feet minimum parcel size) to LA/CS (Lake Arrowhead/Service Commercial) on approximately 9.9 acres, located within an area which generally parallels a portion of Hook Creek Road between Emerald Drive and Silver Spruce Lane; Lake Arrowhead Planning Area.

FINDINGS FOR THE GENERAL PLAN AMENDMENT:

1. The proposed General Plan Land Use District Change from LA/CN and LA/RS-14M to LA/CS in the community of Cedar Glen is in the public interest, there will be a community benefit and other existing and permitted uses will thereby be brought into conformance with the Development Code.
2. The proposed General Plan Land Use District Change is consistent with the goals and policies of the General Plan, and will provide a reasonable and logical extension of the existing land use pattern in the surrounding area.
3. The proposed General Plan Land Use District Change does not conflict with the provisions of the Development Code, or any applicable specific plan, but in fact will effect consistency between the Code and many of the existing land uses.
4. The proposed General Plan Land Use District Change will not have a substantial adverse effect on surrounding property because the purpose of this change is to designate a more appropriate Land Use District for this area where the existing land uses are inconsistent with the current land use designation.
5. The Initial Environmental Study dated November 13, 2002, has determined that the proposed General Plan Land Use District Change from LA/CN and LA/RS-14M to LA/CS in the community of Cedar Glen will have no significant impacts on the environment and no mitigation measures are required. Therefore, a Negative Declaration is recommended.



SECTION 3.

The General Plan Official Land Use District Maps are amended as shown on the attached map marked “OLUD MAPS FH05A, FH06A, FH13A & FH14A,” from various designations to various designations on approximately 17,786 acres, located within an area generally bounded by the City of Victorville to the north, the City of Hesperia to the east, the unincorporated community of Summit Valley to the south, and the unincorporated community of Phelan to the west; Oak Hills Area.

FINDINGS FOR THE GENERAL PLAN AMENDMENT:

1. The proposed General Plan Land Use District Map Amendments are in the public interest, there will be a community benefit and other existing and permitted uses will not be compromised.
2. The proposed General Plan Land Use District Map Amendments are consistent with the goals and policies of the General Plan, and will provide a reasonable and logical extension of the existing land use pattern in the surrounding area.
3. The proposed General Plan Land Use District Map Amendments do not conflict with the provisions of the Development Code, or any applicable specific plan.
4. The proposed General Plan Land Use District Map Amendments will not have a substantial adverse effect on surrounding property.
5. The Oak Hills Community Plan FEIR (SCH No. 96031031) certified by the City of Hesperia on April 3, 2002 is adequate for the County’s use as a CEQA Responsible Agency in its consideration of the proposed project (GPA 2002-01).
6. The potential environmental effects of the proposed project (GPA 2002-01) were analyzed in the Oak Hills Community Plan FEIR (SCH No. 96031031). The FEIR concludes that the proposed project would have significant adverse effects on the environment, despite implementation of prescribed mitigation measures. However, the benefits of the proposed project override the adverse effects and support approval of the proposed project as described in the Facts, Findings and Statement of Overriding Considerations prepared for the County’s actions.

OLUD MAPS FH05A, FH06A, FH13A & FH14A

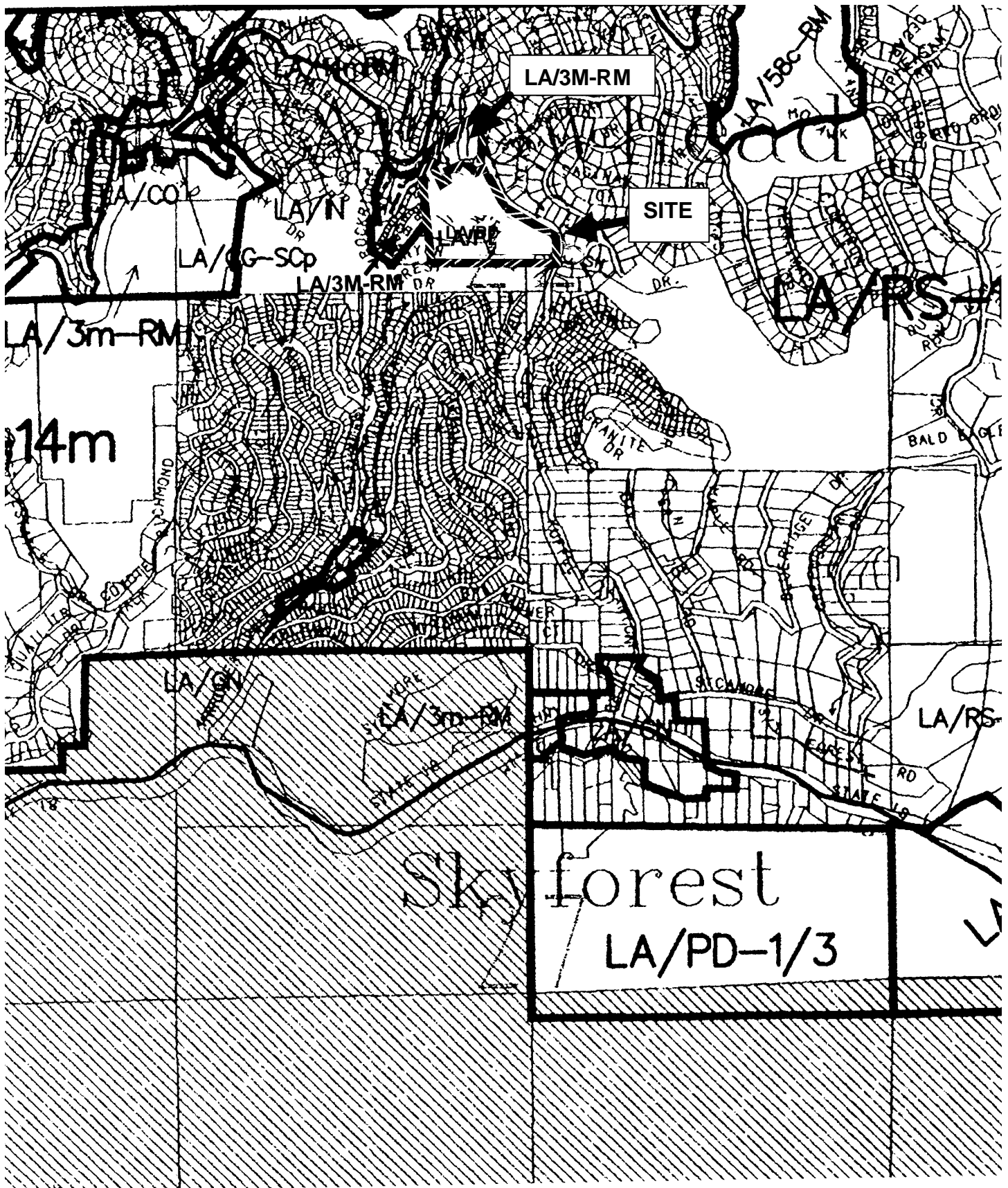


SECTION 4.

The General Plan Official Land Use District Maps are amended as shown on the attached map marked “OLUD MAP FH23A,” from LA/3M-RM (Lake Arrowhead/Multiple Residential-3,000 square feet per dwelling unit) and LA/RS-14M (Lake Arrowhead/Single Residential-14,000 square feet minimum parcel size) to LA/PD (Lake Arrowhead/Planned Development) on 11.8 acres, located on the west side of Kuffel Canyon Road, approximately 30 feet south of Shenandoah Drive; Lake Arrowhead Planning Area.

FINDINGS FOR THE GENERAL PLAN AMENDMENT:

1. The proposed land use district change is in the public interest, there will be a community benefit and other existing and permitted uses will not be compromised because the re-designation of this project site to Planned Development provides an opportunity for the land to be developed with a compatible land use and elimination of vacant area currently used for disposal of trash and junk. The proposed Planned Development District allows for the design of small residential lots and the provision of large open space areas on a site that have significant topographic limitations.
2. The proposed land use district change is consistent with the goals and policies of the General Plan, and will provide a reasonable and logical extension of the existing land use pattern in the surrounding area because a conversion to Planned Development provides for in-fill development of a site surrounded by both single family and multiple family residential uses at a density similar to and compatible with surrounding existing uses. The proposed land use district will provide for a density significantly less than what the current designation allows.
3. The proposed land use district change does not conflict with provisions of the Development Code, or the Lake Arrowhead Planning Area because the mitigation measures and conditions of approval required for development of the site will insure compliance with appropriate development standards and requirements. The project has been designed to utilize and enhance existing road and drainage improvements previously installed and the proposed custom foundations will keep slope grading to a minimum.
4. The proposed land use district change will not have a substantial adverse effect on surrounding property because the Environmental Initial Study (SCH (#2002081053) prepared for this project adequately identifies the potential impacts of the proposed project and provides adequate mitigation measures and a Mitigation Monitoring and Reporting Program that will reduce any potential impacts to less than significant.
5. The mitigated negative declaration prepared for this project reflects the County's independent judgement.



SECTION 5. The General Plan Land Use District Amendments adopted by this ordinance become effective thirty (30) days after its adoption.

DENNIS HANSBERGER, Chairman
Board of Supervisors

SIGNED AND CERTIFIED THAT A COPY OF THIS
DOCUMENT HAS BEEN DELIVERED TO THE
CHAIRMAN OF THE BOARD

J. RENÉE BASTIAN,
Clerk of the Board of Supervisors
of the County of San Bernardino

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN BERNARDINO)

I, J. RENÉE BASTIAN, Clerk of the Board of Supervisors of the County of San Bernardino, State of California, hereby certify that at a regular meeting of the Board of Supervisors of said County and State, held on the day _____ of _____ 2003, at which meeting were present Supervisors:

and the Clerk, the foregoing ordinance was passed and adopted by the following vote, to wit:

AYES:

NOES:

ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Board of Supervisors this _____ day of _____, 2003.

J. RENÉE BASTIAN,
Clerk of the Board of Supervisors of the County
of San Bernardino, State of California

Deputy